



15, Harold Grove  
Frinton-On-Sea, CO13 9BD

Offers in excess of £475,000 Freehold

Paveys Estate Agents have the pleasure in offering this charming Edwardian semi-detached house located in a sought after area in Frinton-On-Sea. This delightful property boasts character features whilst offering modern comforts for everyday living. As you step inside, you are greeted by a warm and inviting atmosphere, with **THREE DOUBLE BEDROOMS**, large lounge diner, kitchen breakfast room and family bathroom. The property's layout is perfect for those seeking a cosy yet functional living space. One of the highlights of this house is its west-facing garden, ideal for enjoying the afternoon sun. The property is conveniently located a short walk from the beach and shops in Connaught Avenue. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



TOTAL FLOOR AREA: 1276 sq. ft. (118.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		81	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

**PORCH**  
Double glazed French doors, attractive porch with tiled step, door leading to entrance hall.

**ENTRANCE HALL**  
Stair flight to first floor, smooth and covered ceiling, laminate flooring, under stair cupboard, door to lounge/diner, radiator.

**CLOAKROOM**  
Low level W.C. corner wash hand basin, fully tiled walls and floor, double glazed window to side and radiator.

**LOUNGE DINER 28'2x12'4 (8.59mx3.76m)**  
Double glazed window to front, smooth and covered ceiling, fitted carpet, feature electric fireplace, two radiators, double glazed door to rear leading to patio.

**STUDY 7'5 x 6'9 (2.26m x 2.06m)**  
Double glazed obscured window to side, smooth and covered ceiling, laminate flooring radiator, door leading to kitchen.

**KITCHEN 16'8 x 10'1 (5.08m x 3.07m)**  
Double glazed windows to side and to rear, smooth and covered ceiling with spotlights, integrated fridge/freezer space for washing machine, dishwasher, integral eye level oven, Samsung induction hob with chimney hood above, solid wood work tops, breakfast bar, tiled splash backs, Butler sink, tiled flooring, under floor heating, stable door leading to rear garden.

**FIRST FLOOR**  
**FIRST FLOOR LANDING**  
Double glazed obscure window to side, smooth and covered ceiling, fitted carpet, radiator and doors leading to all rooms.

**MASTER BEDROOM 14'0 x 10'2 (4.27m x 3.10m)**  
Two Double glazed windows to front, smooth ceiling, fitted carpet, two mirrored built in wardrobes, radiator.

**BEDROOM TWO 14'8 x 11'2 (4.47m x 3.40m)**  
Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

**BEDROOM THREE 12'6 x 10'1 (3.81m x 3.07m)**  
Double glazed window to rear, smooth and covered ceiling, fitted carpet, radiator.

**BATHROOM 8'7 x 6'9 (2.62m x 2.06m)**  
Double glazed window to front, vanity wash hand basin, tiled walls, paneled bath with shower screen and shower above, shower cubicle, vinyl flooring, smooth ceiling, chrome heated towel rail and radiator.

**CLOAKROOM**  
Double glazed window to side, part tiled walls, pedestal sink, low level W.C. and vinyl flooring.

**OUTSIDE FRONT**  
Beautiful landscaped front with decorative slate and paved pathway leading to front porch, retained by a low dwarf brick wall with wooden gate.

**OUTSIDE REAR**  
Enclosed West facing rear garden, side gate leading to front, block paved patio, partly laid to lawn, raised flower beds, with block paved pathways leading to the rear garages.

**TWO DETACHED GARAGES**  
The property has the benefit of two detached garages located to the rear of the property and which are accessed via Harold Way. One garage has an electric door the other has an up and over door, they both have courtesy doors from the rear garden, power and light connected.

**IMPORTANT INFORMATION**  
Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**  
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.